

TRANSFER
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PAID

Doc # 2004007692
Book 7869 Page 16

43-126-10

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that AVERILL ASSOCIATES, LLC, a Maine limited liability company with a place of business at Portland, Maine, for consideration paid, grant to Lloyd Smith, of Auburn, Maine, with a mailing address of 393 Turner Street, Auburn, Maine 04901, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, described below:

Real estate located on Matthews Avenue in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

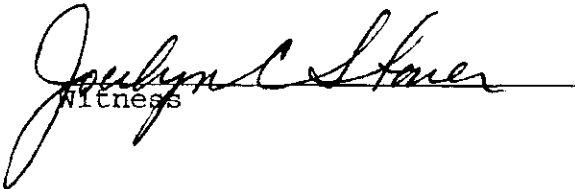
Unit 10 in the Averill Condominium, as described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1, as amended by Amendment to Declaration dated October 3, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7562 page 210 and as shown on the Plats and Plans recorded in File E-88308 through E-88314, as these condominium documents may have been amended.

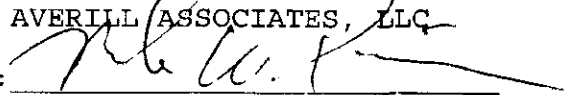
TOGETHER WITH any and all limited common elements, rights, easements, privileges and appurtenances belonging to the Units described above and any personal property of Grantor located in any of these Units or anywhere on the condominium site.

SUBJECT, HOWEVER, to the terms, conditions, agreements, covenants, restrictions, obligations and easements referred to in the Averill Condominium Declaration described above, and to utility easements described in Book 3415, Page 7 and Book 3465, Page 269.

Being the same premises conveyed to the Grantor herein by deed of Gerrity Company, Incorporated, dated November 29, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6123, Page 184.

IN WITNESS WHEREOF, the said Averill Associates, LLC has set its hand this 17th day of March, 2004.


Witness

AVERILL ASSOCIATES, LLC
BY: 
Mark W. Primeau
Its Agent



@MARS

43-126-10

STATE OF MAINE
COUNTY OF CUMBERLAND

March 17, 2004



Then personally appeared Averill Associates, LLC, by its agent, Mark W. Primeau and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company.

Before me,

A handwritten signature in cursive script, appearing to read "Kathleen M. Ely".

Notary Public/Attorney at Law

KATHLEEN M. ELY
Notary Public, Maine
My Commission Expires January 30, 2010

Received Kennebec SS.
03/22/2004 8:51AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS